1          1.          A computerized method for organizing and displaying documents for a
2    title examination, the method comprising:
3                    receiving a plurality of records, each record having a plurality of attributes
4    associated with a document recorded with a government entity;
5                    creating a plurality of organization links, each link defining a relationship
6    from a document associated with one of the records to a second document associated with a
7    second one of the records;
8                    displaying the records; and
9                    displaying the created links between the records.

1          2.          The method of claim 1, wherein creating the organizational links
2    comprises:
3                    creating an assignment link from a first record associated with a first
4    document to a second record associated with a second document assigned to the first
5    document.

1          3.          The method of claim 1, wherein creating the organizational links
2    comprises:
3                    creating a positive cure link from a first record associated with a lien
4    document to a second record associated with a cure document that cures the lien.

1          4.          The method of claim 1, wherein creating the organization links
2    comprises:
3                    creating a probable cure link from a first record associated with a lien
4    document to a second record associated with a cure document, the cure document being a
5    probable cure to the lien document.

1          5.          The method of claim 1, wherein creating a link comprises:
2                    creating a link from a first record associated with a first deed document to a
3    second record associated with a second deed document.

1          6.          The method of claim 1, wherein creating a link comprises:

2          creating a link from a first record associated with a first document to a second

3   record associated with a second document, wherein the second document amends the first

4   document.

1          7.       The method of claim 1, wherein creating a link comprises:

2          creating a link from a first record associated with a first document to a second

3   record associated with a second document, wherein the second document is a re-recordation

4   of the first document.

1          8.       The method of claim 1, wherein creating a link comprises:

2          creating a link from a first record associated with a deed document to a second

3   record associated with a mortgage document.

1          9.       The method of claim 1, wherein creating a link comprises:

2          creating a link from a first record associated with a lien document to a second

3   record associated with a release document partially releasing the lien.

1          10.      The method of claim 1, further comprising, before displaying the

2   records, creating a sentinel link from one of the records to an indicator of an organizational

3   property associated with the record.

1          11.      The method of claim 10, wherein creating the sentinel link comprises

2   creating a link from the record to a simulated record associated with a simulated document,

3   the simulated document indicating the organizational property.

1          12.      The method of claim 10, wherein the records are received from search

2   logic using an initial one of the records as a starting point for the search and wherein creating

3   the sentinel link comprises creating a link from the initial record to a starting search indicator.

1          13.      The method of claim 10, wherein creating the sentinel link comprises:

2          determining the record is associated with a good stop document, the record

3   being a good stop for a title search; and

4          creating a link from the record to a good stop indicator.

1          14.      The method of claim 13, wherein determining the record is associated

2   with a good stop document comprises:

3          determining the record is associated with a deed document;

4         determining the records include a record associated with a mortgage document

5    linked to the deed.

1         15.     The method of claim 13, wherein determining the record is associated

2    with a good stop document comprises:

3         determining the record is associated with a deed document having a

4    subdivision developer grantor.

1         16.     The method of claim 13, wherein determining the record is associated

2    with a good stop document comprises:

3         determining the record is associated with a warranty deed document having a

4    first date;

5         determining the records include a second record associated with a second

6    warranty deed document having a second date later than the first date; and

7         determining the records do not include a third deed record having a date

8    between the first date and the second date.

1         17.     The method of claim 13, wherein determining the record is associated

2    with a good stop document comprises determining the record is associated with a government

3    transfer deed.

4         18.     The method of claim 10, wherein creating the sentinel link comprises:

5         determining the records do not include a good stop record associated with a

6    document being a good stop for a title search;

7         selecting a deed record from the records; and

8         creating a link from the deed record to a no good stop indicator.

1         19.     The method of claim 10, wherein creating the sentinel link comprises:

2         determining the record is associated with a lien document;

3         determining the records do not include a release record associated with a

4    document that cures the lien; and

5         creating a link from the record to a non-cured indicator.

1         20.     The method of claim 10, wherein creating the sentinel link comprises:

2         determining the record is associated with a document which may cloud

3    ownership of a property; and

4     creating a link from the record to a title cloud indicator.

1     21.  The method of claim 10, wherein creating the sentinel link comprises:

2     determining the record does not include a location attribute; and

3     creating a link from the record to a name indicator indicating the record is

4 associated with a name and not a location.

1     22.  The method of claim 1, wherein displaying the records comprises

2 displaying the records in an ordered list ordered by a record date attribute of the records, the

3 displayed attributes of the records further including one or more of a reception number, a

4 document type, a document category, a grantee name, and a grantor name.

1     23.  The method of claim 1, wherein displaying the records comprises

2 displaying each of the records as a node in a graph, the displayed attributes of each of the

3 records attributes including one or more of a recordation date, a reception number, and a

4 document type.

1     24.  The method of claim 23, wherein displaying the created links

2 comprises displaying the created links as edges in the graph.

1     25.  The method of claim 1, wherein displaying the records comprises

2 displaying the records in a first level of a hierarchical display format.

1     26.  The method of a claim 25, wherein displaying the created links

2 comprises for each of the records displayed in the first level, displaying the records linked to

3 the first level record at a nested level lower than the first level.

1     27.  The method of claim 25, wherein the hierarchical display format

2 comprises a hierarchical tree format.

1     28.  The method of claim 1, wherein displaying the records comprises

2 displaying the records in a color-coded format, the color indicating an organizational

3 category of the document associated with the record.

1     29.  The method of claim 28, wherein the organizational categories include

2 one or more of non-cured documents, possibly cured documents, documents which may

3 cloud title to a property, cured lien documents, cured documents releasing a non-returned lien

4 document, and good-stop documents for a title search.

1    30. The method of claim 28, wherein the records are received from search

2 logic using an initial one of the records as a starting point for the search, the method further

3 comprising color-coding the initial record to indicate the record is the starting record.

1    31. A computerized method for organizing and displaying documents for a

2 title examination, the method comprising:

3    receiving a plurality of records, each record having a plurality of attributes

4 associated with a document recorded with a government entity;

5    creating curing links, each curing link defining a curing relationship between

6 one of the records associated with a lien document and a second one of the records associated

7 with a cure document that releases the lien;

8    creating one or more sentinel links, each sentinel link associating one of the

9 records to an indicator of an organizational property associated with the record;

10    color coding the records with a color indicating a category of the record;

11    displaying the records using the color code, the displayed attributes of the

12 records including a recordation date, a reception number, and a document category; and

13    displaying the created links between the records.

1    32. The method of claim 31, wherein creating a sentinel link comprises

2 creating a link from a record to an indicator indicating one of a starting search indicator, a

3 good stop indicator, and a non-cured indicator.

1    33. The method of claim 31, wherein displaying the records comprises

2 displaying each of the records as a node in a graph and wherein displaying the created links

3 comprises displaying the links as edges in the graph.

1    34. The method of claim 31, wherein displaying the records comprises

2 displaying each record in a first hierarchical level and wherein displaying the created links

3 comprises for each of the records displayed in the first level, displaying the records linked to

4 the first level record at a nested level lower than the first level.

5    35. A system comprising:

6        logic, to receive a plurality of records having a plurality of attributes

7    associated with a document recorded with a government entity, to create a plurality of

8    organization links, each link defining a relationship from a first document associated with one

9    of the records to a second document associated with a second one of the records; and

10        a display mechanism communicatively coupled to the logic, the display

11    mechanism to display the records and the created links.

1        36. The system of claim 35, wherein the logic creates organizational links

2    between records associated with documents having one or more of an assignment

3    relationship, a curing relationship indicating the first document cures the second document, a

4    corrective relationship indicting the first document corrects the second document, an

5    amendment relationship indicating the first document amends the second document, and a

6    mortgage relationship indicating the first document places a mortgage on a deed associated

7    with the second document.

1        37.    The system of claim 35, wherein the logic is further to create a sentinel

2    link from one of the records to an indicator of an organizational property associated with the

3    record.

1        38.    The system of claim 37, wherein the logic creates the sentinel link for

2    one of a record used as a starting point for a title search, a record associated with a good stop

3    document for the title search, a record associated with a non-cured lien document, and a

4    record associated with a document which may cloud ownership of a property.

1        39.    The system of claim 35, wherein the display mechanism displays the

2    records as nodes in a graph and displays the links as edges in the graph.

1        40.    The system of claim 35, wherein the display mechanism displays the

2    records in a first level of a hierarchical display format and displays the records linked to the

3    first-level records in a nested level lower than the first level.

4        41.    The system of claim 35, wherein the display mechanism displays the

5    records in a color-coded format indicating an organizational category of the document

6    associated with the record.

1          42.    The method of claim 41, wherein the organizational categories include

2    one or more of non-cured documents, possibly cured documents, documents which may

3    cloud title to a property, cured lien documents, cured documents releasing a non-returned lien

4    document, and good stop documents for a title search.